

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
February 21, 2006                      7:00 p.m.**

**Worksession:** started at 7:00 p.m. Carolyn Smith went over Roberts Rules for making a motion explaining that the Commission can choose to be less formal in their protocol as long as they adhere to the basic Rule.

Phyllis Johnson went over the “Planning Made Easy – Module 2” regarding the Commissions role as “enforcer” of the existing Code and advisor to the Council. She showed a map of each of the subdivisions under discussion tonight and gave pertinent information regarding the engineering reports and current status of the projects, and explained that both projects are proceeding without water at the developer’s risk. She suggested the discussion of the Hillside Development Regulations be postponed due to lack of time.

**Call to Order:** Chairman Brad Massey called the meeting to order at 7:30.

**Roll Call:** Present were: Chairman Massey, Vice-chairman Peters, Commissioners Kimball, Stapley and Cowan. Present from staff was Carolyn Smith, City Clerk and Phyllis Johnson, Assistant Planner.

**Pledge of Allegiance:** Chairman Massey led the pledge.

**Adopt Agenda:** Cowan moved to adopt the agenda and was seconded by Kimball. Motion carried.

**Approval of minutes from January 17, 2006:** Kimball moved to approve minutes as presented. Stapley seconded. Motion carried.

**Public Participation:** None

**RECESS TO PUBLIC HEARING**

Commission recessed to a public hearing regarding The Reserve at Williams Country Club at 7:32 p.m. Jack McFarland expressed concern about the drainage and availability of water in the area and asked if their property would also be rezoned. He said they don’t object to the project but were just making sure they had all the information. Stapley said that water infrastructure was already approved for the area and the rezoning would only affect the parcels in question. John Long has the parcel next to the development and has no objection to the project. Mike Cowen (developer) explained the access to Long’s property.

**RECONVENED REGULAR SESSION AT 7:37 P.M.**

**Discussion and decision regarding RZ & PP-06-01 for the Reserve at Williams**

**Country Club:** Cowan explained that even though one of the developers is named Mike Cowen, they are not the same people (!) and there is no conflict of interest. Stapley said we need sidewalks for future development and foot traffic in the area. The variance for the setbacks is due to the lot shapes on the cul-de-sac. Kimball moved to approve the Preliminary Plat request by The Reserve with the following conditions: 1) Items of the DRT requirements must have satisfactory resolution, in writing, with the City Staff. 2) Engineering requirements must be satisfied in writing. 3) Only variance allowed is for front setbacks for lots 3, 4, and 5. Peters seconded. Motion carried.

**RECESS TO PUBLIC HEARING**

Commission recessed to public hearing on RZ & PP-06-01 Highland Meadows West at 7:55 p.m. There was no public participation.

**RECONVENE TO REGULAR SESSION AT 7:56 P.M.**

**Discussion and decision regarding RZ & PP-06-01 for Highland Meadows West:**

Phyllis explained that the request is for higher density than the General Plan allows but is in line with other development in the area. DRT recommends the project and Staff is in favor of approval with no water granted for the project yet. There was 1 response to the public notice and it was not opposed to the project. Staff opposes the sidewalk variance. Stapley asked about moving an easement to make the Cul-de-sac conform to 400 feet since it's a safety issue. Peters said she recommends sidewalks for consistency.

Peters moved to approve the Preliminary Plat request by Highland Meadows West with the following conditions: 1) Items of the DRT requirements must have satisfactory resolution, in writing, with City Staff. 2) Engineering requirements must be satisfied in writing. 3) Only variance is for the Cul-de-sac to exceed 400 feet. Stapley seconded. Motion carried.

**Discussion and decision regarding Hillside Development Regulations:** Peters questioned if the engineered grades have proper drainage. Phyllis said that would be included in the design of the walls. Stapley asked if the ordinance would include restriction on building heights to conform to the natural slope. Phyllis asked if she should add visuals to clarify the restrictions. Peters said to make sure to tie this into the Code. Stapley moved to table the item pending the requested changes. Cowan seconded. Item tabled.

**Update on Williams Mountain Village:** Phyllis said the project name has been changed to “Escalante at Williams Mountain”. The “old tree” is in a different place than originally thought and they are moving the entry road to the East in an effort to save a stand of trees. The lots of Phase 1 have changed slightly due to water pressure needs.

**Adjourn:** Kimball moved to adjourn. Cowan seconded. Meeting adjourned at 8:22 p.m.

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Brad Massey, Chairman

Date

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Carolyn Smith, City Clerk

ATTEST